

1927, and recorded in Liber 366, folio 605, among the aforesaid Land Records.

12. That a search of the Land Records of Frederick County does not reveal any other document in which the said George Alger purported to convey any other interests in property described in Liber 366, folio 605, other than that portion of said property conveyed by George Alger unto Wade F. Corun, et ux, by deed dated the 10th day of July, 1935, and recorded in Liber 399, folio 247, among the aforesaid Land Records, (Exhibit 5). A copy of the chain of title to subject property as determined by said search of the Land Records of Frederick County is attached hereto as "Exhibit 11". No estate was opened in the Orphans' Court for Frederick County, Maryland for George Alger, nor has the whereabouts of George Alger or his heirs been ascertained, though your Petitioners have searched diligently for same.

13. That the Complainant and his predecessors in title have been paying property taxes and occupying the subject property, which is described in the aforementioned survey plat, attached hereto as "Exhibit 10", for more than twenty (20) years prior to the filing of this Bill of Complaint.

14. That in the alternative, the Complainant and his predecessors in title have maintained actual, visible, continuous, exclusive, hostile, notorious and adverse possession and control of the subject property over a period of twenty (20) years.

15. That your Complainant avers that the deed from George Alger unto Wade F. Corun, et ux (Exhibit 5) and the subsequent deeds in the chain of title, ultimately vesting title in your Complainant, intended to convey all of the property conveyed by Ruth E. Alger unto George Alger by deed dated the 24th day of October, 1927, and recorded in Liber 366, folio 605, among the aforesaid Land Records (Exhibit 4).

16. That no action at law is now pending to enforce or test the validity of title to the property.

WHEREFORE, YOUR COMPLAINANT PRAYS:

1. That this Honorable Court take jurisdiction of the subject property and enter a decree quieting the Complaint's title thereto, and declaring that